

# Mitigation Monitoring Program

---

## 1. Introduction

To ensure that the mitigation measures identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the California Environmental Quality Act (CEQA) requires the Lead Agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether its program will monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, “monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written Compliance review that is presented to the decision-making body or authorized staff person.

An EIR has been prepared to address the Project’s potential environmental impacts. The evaluation of the Project’s impacts takes into consideration project design features, which are measures proposed by the Applicant as a feature of the Project and which are detailed in the EIR. Where appropriate, the EIR also identifies mitigation measures to avoid or substantially lessen any significant impacts. This MMP is designed to monitor implementation of those project design features and mitigation measures.

This MMP has been prepared in Compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

## 2. Purpose

It is the intent of this MMP to:

1. Verify Compliance with the project design features and mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

### **3. Organization**

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental issue area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, Compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored.
- Action(s) Indicating Compliance—the action(s) by which the enforcement or monitoring agency indicates that Compliance with the identified project design feature or required mitigation measure has been implemented.

### **4. Administrative Procedures and Enforcement**

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate

monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The Applicant shall maintain records demonstrating Compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request. Further, specifically during the Construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during Construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the Applicant's Compliance with the project design features and mitigation measures during Construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Annual Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-Compliance with the mitigation measures and project design features within two businesses days if the Applicant does not correct the non-Compliance within a reasonable time of notification to the Applicant by the monitor or if the non-Compliance is repeated. Such non-Compliance shall be appropriately addressed by the Enforcement Agency.

## **5. Program Modification**

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successors subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

## **6. Mitigation Monitoring Program**

### **A. Impacts Found to Be Less Significant**

#### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

## (2) Mitigation Measures

### A-1 Nesting Species

To avoid potential significant impacts to nesting birds, including migratory birds and raptors, one of the following shall be implemented by the Project Applicant:

- Conduct vegetation removal associated with Construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-Construction surveys shall be necessary as described in the bullet below.

OR...

- Conduct pre-Construction surveys for nesting birds if vegetation removal or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct weekly pre-Construction bird surveys no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual Construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/Construction work. If active nests are encountered, clearing and Construction in the vicinity of the nests shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist shall be maintained during Construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and Construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying Compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City and County, depending on within which jurisdiction the Construction activity is occurring. The qualified biologist shall serve as a Construction monitor during those periods when Construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at plan check
- **Action Indicating Compliance:** Plan approval and issuance of building permit (Pre-Construction); Compliance certification report by arborist

**A-2****Cultural Resources (Archaeology)**

If any archaeological materials are encountered during the course of Project development, all further development activity shall be halted in the area of the discovery and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center located at California State University Fullerton, or a member of the Society of Professional Archaeologists (SOPA), or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact.
  - b. The archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
  - d. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the South Central Coastal Information Center at California State University Fullerton.
  - e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
  - f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources

- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of Compliance report by a qualified archaeologist

**A-3****Cultural Resources (Paleontology)**

If any paleontological materials are encountered during the course of Project development, all further development activities shall be halted in the area of the discovery and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology—USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum—who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact.
  - b. The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report.
  - d. Project development activities may resume once copies of the paleontological survey, study, or report are submitted to the Los Angeles County Natural History Museum.
  - e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
  - f. A covenant and agreement binding the applicant to this condition shall be recorded prior to the issuance of a grading permit.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction

- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of Compliance report by a qualified paleontologist

**A-4**

In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- a. Stop immediately and contact the County Coroner.
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.
- d. The most likely descendant has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendant does not make recommendations within 48 hours, the owner shall reinter the remains in an area of the property secure from further disturbance.

If the owner does not accept the descendant's recommendations, the owner or the descendant may request mediation by the Native American Heritage Commission.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist in consultation with the Native American monitor upon discovery of resource(s)
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of written evidence of Compliance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5

## B. Aesthetics

### (1) Project Design Features

- PDF-B.3-1** Temporary Construction fencing shall be placed along the periphery of the active Construction areas to screen as much of the Construction activity from view at the street level and to keep unpermitted persons from entering the Construction area.
- The Project Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials (i.e., graffiti removal) are posted on any temporary Construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the Construction period.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off
- PDF-B.3-2** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off
- PDF-B.3-3** Balcony railings within the Project shall not include materials that could cause glares, such as highly reflective glass or polished metal.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once at Project plan check; once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off
- PDF-B.3-4** Glass used in building facades shall minimize glare (e.g., minimize the use of glass mirror coatings). Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet Energy Code requirements shall be permitted.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once at Project plan check; once during Field inspection
  - **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

## C. Air Quality

### (1) Project Design Features

- PDF-C.1:** Heavy construction equipment will not operate on-site more than a total of eight hours per day.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during field inspection
  - **Action(s) Indicating Compliance:** Submittal of compliance report; Field inspection sign-off

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## D. Geology and Soils

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## E. Greenhouse Gas Emissions

### (1) Project Design Features

**PDF-E.1** Where Leadership in Energy and Environmental Design (LEED®) standards are applicable, the design of new buildings shall include features so as to be capable of achieving current LEED® Certified status.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**PDF-E.2** At least twenty percent of the total code required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction.

When the application of the 20 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during Field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

### PDF-E.3

At least five percent (5%) of the total code required parking spaces shall include the installation of electric vehicle (EV) chargers. When the application of the five percent results in a fractional space, round up to the next whole number.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during Field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## F. Hazards and Hazardous Materials

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

## (2) Mitigation Measures

- F-1** Prior to excavation, the Project Applicant shall prepare a survey of the Project Site using ground-penetrating radar or equivalent means to locate any unknown/unrecorded USTs, clarifiers, drains or other potentially contaminated equipment that may be present. If any USTs are discovered during the pre-excavation survey, they shall be properly registered and permanently abandoned by removal in accordance with LAFD requirements.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
  - **Monitoring Phase:** Pre-Construction; Construction
  - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during Field inspection
  - **Action Indicating Compliance:** Plan approval and issuance of applicable grading or building permit; Field inspection sign-off by City of Los Angeles Fire Department
- F-2** Prior to excavation, a technician shall perform boring tests of (1) soil near any USTs, clarifiers, drains or other potentially contaminated equipment discovered by pre-excavation survey; and (2) soil in portions of the Project Site where historical conditions indicate potential contamination, including the locations identified by the Phase II ESA. If soils impacted with hazardous chemicals and/or petroleum products are encountered or discovered by pre-excavation survey, a licensed Professional Geologist or Professional Engineer shall oversee proper characterization and remediation of identified impacted materials.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
  - **Monitoring Phase:** Pre-Construction; Construction
  - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during Field inspection
  - **Action Indicating Compliance:** Plan approval and issuance of applicable grading or building permit

**F-3**

A Construction Soil Management Plan shall be required to guide the excavation of the below-grade portions of the Project Site. The Plan shall address the Site's known historic conditions related to subsurface petroleum at the Project Site in addition to any potential sources of contamination discovered during the pre-excavation survey, and present the appropriate methods and protocol for management of encountered conditions in accordance with established regulatory requirements. The forthcoming Construction Soil Management Plan for the project will include, but not be limited to the following standard criteria:

- A discussion of all existing site data.
- The means and methods to be employed for contaminated soil management and off-site disposal, including provisions for worker and community health and safety related monitoring and protection (South Coast Air Quality Management District (SCAQMD) Rule 1166)).
- Discussion of the types and frequency of any additional analytical testing to be performed in order to profile impacted soil with designated landfill or treatment facilities.
- Methods to comply with receiving site conditions for the reuse of inert (clean) soils from the site.
- Provision of a Community Health and Safety Plan which will outline measures that will be taken to minimize public exposure to hazards which may arise during site construction activities.
- Contingency related protocols in the event that USTs or unexpected discoveries are encountered during site construction work.
- Discussion of proposed shoring, water-proofing and vapor intrusion related controls for the project.
- Format and schedule for post excavation deliverables.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; Field inspection during Construction
- **Action Indicating Compliance:** Plan approval and issuance of applicable grading permit; Field inspection sign-off

- F-4** A technician shall be present on the Project Site during the demolition, excavation, and grading phases to sample and screen any residual contaminants, should they be encountered. The technician shall use visual identification (such as discolored soils) and/or a screening meter to identify any residual contaminants, should they be encountered. Testing to characterize the material shall occur either on-site in a mobile laboratory or off-site in a remote laboratory. Materials shall be identified, segregated, and tracked as to their extent on the Project Site.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Field inspection during Construction
  - **Action Indicating Compliance:** Documentation of requirement in Compliance report
- F-5** A system to prevent the entry of vapors into the building, (i.e. vapor barrier and venting system) shall be incorporated into the design and Construction of Project building slabs to ensure adequate mitigation of the vapor intrusion exposure pathway and continuous protection of human health after the Project is constructed.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Pre-Construction; Construction
  - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; Field inspection during Construction
  - **Action Indicating Compliance:** Plan approval; Field inspection sign-off

## G. Land Use and Planning

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## H. Noise

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

- H-1** Temporary sound barriers, capable of blocking the line-of-sight to the adjacent residences shall be erected at the following locations:
- Along the Project northern property line between the construction site and the adjacent residential use on the east side of North Orange Drive (receptor 5)—The temporary sound barrier shall be designed to provide 20 dBA noise reduction at the ground level of the adjacent noise sensitive receptor.
  - Along the Project western property line between the construction site and the multifamily residential use on the west side of North Orange Drive (receptor 8)—The temporary sound barrier shall be designed to provide minimum 11 dBA noise reduction at the ground level of the noise sensitive receptor.
  - Along the Project southern property line between the construction site and the studio uses on the south side of Santa Monica Boulevard (receptors 1, 2, 3 and 4)—The temporary sound barrier shall be designed to provide minimum 3 dBA noise reduction at the ground level of the noise sensitive receptor.
  - Along the Project southeastern property line between the construction site and the studio use on the east side of Mansfield Avenue (receptor 6)—The temporary sound barrier shall be designed to provide minimum 3 dBA noise reduction at the ground level of the noise sensitive receptor. Along the Project northeastern property line between the construction site and the studio use at the southeast corner of Lexington Avenue and Mansfield Avenue (receptor 7)—The temporary sound barrier shall be designed to provide a minimum 5 dBA noise reduction at the ground level of the noise sensitive receptor.
  - **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction.
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; once during Field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; Field inspection sign-off

**H-2**

All powered Construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices (consistent with the manufacturer's standards) and shall be plug-in or solar powered. All equipment shall be properly maintained. The Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during Field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**H-3**

All Construction areas for staging and warming-up equipment shall be located at least 50 feet from the single-family residence located at 1130 North Orange Drive.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during Field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**H-4**

Portable noise sheds for smaller, noisy equipment, such as air compressors, dewatering pumps, and generators shall be provided.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off
- H-5** Haul trucks shall be routed and other sources of on-road noise shall be operated at least 50 feet away from the single-family residence located at 1130 North Orange Drive.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report
- H-6** Earthmoving equipment shall be operated from at least 50 feet away from the single-family residence located at 1130 North Orange Drive and as far away as possible other surrounding vibration sensitive receptors.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report
- H-7** Construction activities that produce vibration, such as demolition, excavation, earthmoving, and ground impacting shall be sequenced so that the vibration sources do not operate simultaneously.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection

- 
- H-8** • **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report
- Non-impact demolition and Construction methods, such as saw or torch cutting and removal for off-site demolition, chemical splitting, and hydraulic jack splitting, shall be used instead of high impact methods.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report
- H-9** Building protection measures such as underpinning, soil grouting, or other forms of ground improvement shall be used where needed to prevent deterioration of off-site building condition due to Construction.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report
- H-10** Use of pavement breakers, vibratory rollers, and packers near sensitive uses, including the single-family residence located at 1130 North Orange Drive, shall be prohibited.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report

- H-11** Trucks, including those used for the hauling of exported soils and the delivery of Construction equipment and materials, should maintain a distance of no less than 50 feet from the single-family residence located at 1130 North Orange Drive.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once during Field inspection
  - **Action Indicating Compliance:** Field inspection sign-off; Submittal of Compliance report

## I. Population and Housing

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

## J.1 Public Services—Fire Protection

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## J.2 Public Services—Police Protection

### (1) Project Design Features

- PDF-J.2-1** Prior to the start of Construction, temporary fencing shall be placed along the periphery of the active Construction areas to keep unpermitted persons from entering the Construction area and to screen Construction activities from view. The perimeter fence shall

have gates installed to facilitate the ingress and egress of equipment and Construction workers. Where applicable, the Construction fence shall incorporate a pedestrian walkway with temporary lighting. Should sections of the Construction fence have to be removed to facilitate work in progress, barriers and or K – rails shall be installed to prevent public entry and theft.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during Field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**PDF-J.2-2**

During Construction, the Project Applicant shall retain the services of a private security firm to monitor the Project Site.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of private on-site security in annual Compliance report

**PDF-J.2-3**

The Project design shall include on-site security measures and controlled access systems for residents to minimize the demand for police protection services. These measures include, but are not limited to, the following:

- Perimeter lighting to supplement the street lighting and to provide increased visibility and security;
- On-Site security personnel, commensurate to similar/comparable residential and retail projects of its size, as needed; and
- Parking structure and residential unit's access control.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Annually
  - **Action Indicating Compliance:** Documentation in annual Compliance report
- PDF-J.2-4** The Project design shall incorporate the LAPD "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," to ensure the security of semi-public and private spaces, including:
- Creation of defensible space;
  - Natural surveillance (visibility from streets and sidewalks); and
  - Natural access control (landscaping buffers and other distinctions between public and private spaces).
  - **Enforcement Agency:** City of Los Angeles Police Department, City of Los Angeles Department of City Planning
  - **Monitoring Agency:** City of Los Angeles Department of City Planning
  - **Monitoring Phase:** Pre-Construction
  - **Monitoring Frequency:** Once prior to the issuance of applicable building permit
  - **Action Indicating Compliance:** Issuance of building permit

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## J.3 Public Services—Schools

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## J.4 Public Services—Parks

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## J.5 Public Services—Libraries

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## K. Transportation/Traffic

### (1) Project Design Features

**PDF-K.1** All measures detailed in the Department of Transportation's communication to the Planning Department, dated August 5, 2015, and included in Appendix I-3 to this Draft EIR shall be implemented and complied with. Such communication is incorporated herein by reference and the measures are as follows:

- Construction Impacts

A Construction work site traffic control plan will be prepared and submitted to LADOT for review and approval prior to the start of any Construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties.

- Highway Dedication and Street Widening Requirements

The Project Applicant shall be subject to the roadway dimensions listed in the Mobility Plan, which are as follows:

- Santa Monica Boulevard would require a 37-foot half-width roadway within a 52-foot half-width roadway.
- Along the project's frontage, Mansfield Avenue would require a 20-foot half-width roadway within a 30-foot half-width right-of-way.
- Orange Drive would require a 20-foot half-width roadway within a 33-foot half-width right-of-way.

- The applicant shall also check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening, and/or sidewalk requirements for this project.
- Parking Requirements  
The Project Applicant shall check with the City of Los Angeles Department of Building and Safety on the number of Code-required parking spaces needed for the project.
- Driveway Access and Circulation  
While LADOT has indicated that the conceptual site plan is acceptable, the Project Applicant shall contact LADOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways shall be Case 2 driveways and 30 feet wide for two-way operations. Any security gates shall be a minimum of 20 feet from the property line or to the satisfaction of DOT. All truck loading and unloading shall take place on site with no vehicles having to back into or out of the project via any of the project driveways.
- Development Review Fees  
The Project Applicant shall pay applicable fees pursuant to LAMC Section 19.15, which identifies specific fees for traffic study review, condition clearance and permit issuance.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Compliance report during Construction; issuance of Certificate of Occupancy

**PDF-K.2**

The Project Applicant shall prepare and submit (to LADOT) a Construction Traffic Management Plan (CTMP), including street closure information, detour plans, haul routes, and staging plans, as necessary. The CTMP shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include the following elements:

1. Provisions for temporary traffic control during all construction activities along public-rights-of-way to improve traffic flow on public roadways (e.g., flaggers).
  2. Scheduling construction activities to reduce the effect on traffic flow on arterial streets.
  3. Construction-related vehicles shall not park on surrounding public streets.
  4. Provisions of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers.
  5. Schedule construction-related deliveries other than concrete and earthwork-related deliveries, to reduce travel during peak travel periods as identified in this study.
  6. Construction-related vehicles and construction workers are to be prohibited from parking on surrounding public streets. Adequate parking for construction workers shall be provided at a designated off-site location and workers shuttled to the Project Site until the Project garage is sufficiently completed and usable for construction worker parking.
  7. No bus stops would be relocated and no bus lines would be rerouted due to Project construction.
  8. Any required haul route application shall be reviewed by LADOT and the Department of Street Services and subsequently approved by the City prior to the issuance of any grading permit for the Project; and
  9. Coordinate with Caltrans regarding lane closures and street detours that may affect traffic at on/off-ramps and obtain the required Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities.
  10. Notification of construction activities, including hauling activities in the vicinity of LAUSD pedestrian and bicycle routes shall be made to Bancroft Middle School and the LAUSD Transportation Branch prior to the commencement of such activities.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
  - **Monitoring Agency:** City of Los Angeles Department of Transportation
  - **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during Field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; Field inspection sign-off; Compliance report during Construction

**PDF-K.3**

A travel demand management (TDM) program will be implemented for the Project. TDM program elements would be developed as part of preparation of a detailed TDM plan, to be approved by LADOT prior to approval of a final certification of occupancy for the Project. As described in detail below, TDM program elements will include unbundled parking, rideshare programs, discounted transit passes, etc. The final plan will be prepared prior to issuance of a final certificate of occupancy for the Project.

- **Unbundled Parking:** Unbundling parking typically separates the cost of purchasing or renting parking spaces from the cost of purchasing or renting a dwelling unit. Saving money on a dwelling unit by forgoing a parking space acts as an incentive that minimizes auto ownership. Similarly, paying for parking (by purchasing or leasing a space) acts as a disincentive that discourages auto ownership and trip-making.
- **Rideshare Programs:** Rideshare programs typically include the provision of an on-site transit and rideshare information center that provides assistance to help people form carpools or access transit alternatives. Rideshare programs often also include priority parking for carpools.
- **Transit Pass Discount Program:** Transit pass discount programs typically include negotiating with transit service providers to purchase transit passes in bulk, and therefore at a discounted rate. Discounted passes are then sold to interested residents or employees, helping them to obtain price discounts through the economics of scale of bulk purchasing.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Prior to operation
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy

- **Action Indicating Compliance:** Approval of TDM program from Los Angeles Department of Transportation; annual Compliance report; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## L.1 Utilities and Service Systems—Wastewater

### (1) Project Design Features:

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## L.2 Utilities and Service Systems—Water

### (1) Project Design Features

**PDF-L.2-1** In addition to water conservation measures required by Code, The Project would implement the following water conservation features that exceed the requirements of the Los Angeles Green Building Code:

For outdoor areas of the Project:

- Expanded use of high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping. Drip or subsurface irrigation shall be utilized.
- Use of water efficient landscaping, such as proper hydro-zoning and turf minimization. The Project shall provide the LAMC code required amount of new landscaping areas with drought-tolerant plants.

For indoor areas of the Project:

- High-efficiency toilets with flush volume of 1.0 gallon of water per flush.
- Shower stalls shall have no more than one showerhead per stall.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

### **L.3 Utilities and Service Systems—Solid Waste**

#### (1) Project Design Features

No specific project design features are proposed relevant to solid waste facilities

#### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

### **L.4 Utilities and Service Systems—Energy Conservation**

#### (1) Project Design Features

No specific project design features are proposed relevant to this environmental issue.

#### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.